

MINUTES
PLANNING COMMISSION
MAY 13, 2014 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Acting Chairman Pritchard called the meeting to order at 7:13 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane (7:21 pm), Steinfeld
Alternate members present: Fitzgerald (7:20 pm), Zod (7:13 pm)
Absent: Sherrard, Munn
Staff present: Glemboski, Norris, Silsby

Acting Chairman Pritchard appointed Zod to sit for Sherrard and Steinfeld to sit as Acting Secretary

II. APPROVAL OF THE FOLLOWING MINUTES April 22, 2014

Motion: To approve the April 22, 2014 minutes, as amended

Motion made by Steinfeld, seconded by Zod, so voted unanimously, as amended.

III. PUBLIC COMMUNICATIONS

Staff presented newsletters from Avalonia Trails and the Connecticut Federation of Planning and Zoning. Copies are available to those interested.

IV. SUBDIVISIONS – None.

V. SITE PLANS

1. Thames Edge at Fairview – Phase II, 231 Lestertown Road (SIT14-03) (CAM) – Request for extension or action required

Staff stated that the site plan 65 day deadline will soon be expiring. As such, the applicant has requested a 12 day extension.

MOTION: To extend the application until the next Planning Commission meeting on May 27, 2014

Motion made by Pritchard, seconded by Zod, so voted unanimously.

2. Randall's Wharf, 17 & 31 Water Street (SIT14-05) (CAM)

Clint Brown and Todd Brady of Randall's Wharf were present for this application to relocate the existing driveway and parking to coordinate with Phase II of the Streetscape project, as depicted on the plans dated August 1, 2013, revised April 4, 2014.

Fitzgerald arrived at 7:20 p.m. and Kane arrived at 7:21 p.m.

Brown referred to the previously approved application to relocate a driveway on the property. While reviewing the map, he expressed the challenges that arose and the considerations that were brought to light at the beginning of Phase II of the streetscape project. He explained that the Department of Transportation (DOT) is required to give input on the curb cut. The DOT also had concerns about adequate sight lines. Brown referred to the easement granted by the applicant to the Town of Groton. He explained that the driveway will be right turn only out and left and right turn in. Discussion followed about the recommendations made by the fire department. It was noted that there will be a continuous sidewalk all the way down to the Daniel Packer Inn. Brown stated that he has worked closely with the DOT, Mystic Fire Department, and Rick Norris, and feels that everyone has come together and are satisfied with the final proposal, in conjunction with Phase II of the streetscape project.

Norris discussed about extending the curb, grading, the driveway apron, and plantings. He noted that this has been a coordinated effort and he expressed his appreciation to Mr. Brady for the easement to install a sidewalk. It was noted that the sidewalk will be maintained by the Town.

Discussion ensued about the driveway entrance, the width of the driveway, parking, and the length of the sidewalk.

Mr. Brady gave background information as to how the granting of the easement came to be, in order to create more parking in downtown Mystic. He thanked Staff for their assistance.

As Staff distributed the Motion, she explained that the parking lot does not meet the landscape requirements due to the interim status but will be dealt with in the future.

As a point of order, Acting Chairperson Pritchard appointed Fitzgerald to sit for Munn.

Members felt this was a well thought out plan and noted its improvements. Brown gave additional input about the DOT restrictions of entering and exiting the driveway. Staff stated that final design plans will be completed by the architect. Discussion followed about submitting the final site plan.

MOTION: To approve Site Plan SIT14-05, Randall's Wharf, 17 & 31 Water Street with the following modifications:

1. The final design for the streetscape improvements and drainage shall be coordinated with CTDOT, the Project Manager, and Project Architect and a final site plan shall be submitted to the Office of Planning and Development Services.
2. All staff technical items shall be addressed.

The Planning Commission notes that the parking and landscaping in the southern portion of the site is an interim situation until a future site plan is submitted for redevelopment of this area of the site. Modifications to the landscape requirements of Section 7.4 of the Zoning Regulations are acceptable to the Planning Commission due to this interim status and the sole purpose of this site plan being to relocate and reconfigure driveway cuts to coordinate with the streetscape project.

Motion made by Pritchard, seconded by Steinfeld, so voted unanimously.

MOTION: To approve the Coastal Site Plan for Randall's Wharf, 17 & 31 Water Street, because it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts on coastal resources.

Motion made by Pritchard, seconded by Steinfeld, so voted unanimously.

VI. OLD BUSINESS

1. Subdivision Regulation Amendments – No update.
2. Plan of Conservation and Development Update

Pritchard noted that the next POCD meeting is scheduled for May 22nd at 6 pm. He added that the draft POCD will eventually be handed over to the Planning Commission for further review.

VII. NEW BUSINESS

1. Report of Commission
2. Zoning Board of Appeals Referral for May 14, 2014 Public Hearing
 - a. ZBA#14-01 – 34 Midway Oval

Staff reviewed the map, explained the proposal, and noted the size of the existing house. The Planning Commission had no comment.

3. New Applications – None.

VIII. REPORT OF CHAIRMAN

Pritchard noted that Sherrard attended the Regional Planning Commission meeting on 4/28/14. Discussion ensued about whether these meetings will continue in the future.

Pritchard attended a meeting of the Connecticut Transportation Authority last Thursday. Discussion followed about transportation needs in the State of Connecticut. He added that some rural communities are concerned about the lack of public transportation.

IX. REPORT OF STAFF

Zod expressed concerns and inquired whether or not the Planning Commission will see the Crystal Lake design project again before construction begins. Staff noted that a coastal site plan will be required in the future, which means that the Planning Commission will be involved in the review process.

Staff will give an update of the outstanding open items from the last meeting at the next meeting.

Fitzgerald inquired about Central Hall and asked if more approvals are needed from the Planning Commission before construction can begin. Staff stated that Central Hall has until June 2014 to begin construction. A preliminary pre-construction meeting will be

required. She stated that they are still going through the State of Connecticut (DEEP) permitting process for their dock and expansion of the deck proposal. She added that they have recently learned that part of the deck extension is on town property and as such, will need Town signature for the DEEP application and Planning Commission approval.

X. ADJOURNMENT

Motion to adjourn at 7:52 p.m. was made by Fitzgerald, seconded by Kane, so voted unanimously.

Hank Steinfeld, Acting Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II